

## **RICHMOND MANUFACTURED HOME ORDINANCE. Ordinance No. 2011-10**

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# Ordinance No. 2011-10

AN ORDINANCE OF THE CITY OF RICHMOND REPEALING ORDINANCE NO. 2011-05 AND REPLACING SAID ORDINANCE WITH THIS ORDINANCE WHICH PROHIBITS THE PLACEMENT OF MOBILE HOMES AND MANUFACTURED HOMES WITHIN THE CITY OF RICHMOND; MAKING EXCEPTION FOR THE PLACEMENT OF MANUFACTURED HOMES IN A MOBILE HOME PARK OR A MOBILE HOME SUBDIVISION; PROVIDING PROCEDURES FOR THE PLATTING OF MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS; REQUIRING A LICENSE TO OPERATE A MOBILE HOME PARK; ESTABLISHING PLACEMENT PERMITS; ESTABLISHING REQUIREMENTS FOR THE PLACEMENT OF RECREATIONAL VEHICLES WITHIN THE CITY OF RICHMOND; PROVIDING FOR DEFINITIONS; ESTABLISHING PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; REPEALING ORDINANCES 91-03 PASSED AND APPROVED MARCH 12, 1991 AND ORDINANCE 2001-06 PASSED AND APPROVED MAY 14, 2001 AND CITY ORDINANCE DATED JUNE 16, 1970 REGULATING MOBILE HOME AND RECREATIONAL VEHICLE PARKS.

**WHEREAS**, it is the intention of the City Commission with this ordinance to continue to prohibit the placement of mobile homes and manufactured homes within the city limits of the City of Richmond; and provide for guidelines for the placement of manufactured homes within mobile home parks and mobile home subdivisions both within the city limits and within the city's extraterritorial jurisdiction, and to provide guidelines for recreational vehicles within the incorporated limits of the City of Richmond, and;

**WHEREAS**, it is the City Commission's intention with this ordinance to provide for the orderly, safe, and healthful development of the City regarding the placement of manufactured homes within the city limits and the extraterritorial jurisdiction of the City and thereby providing for platting requirements and design standards for such development; and

**WHEREAS**, it is the City Commission's intention with this ordinance to repeal the following ordinances: ordinance 2011-05 passed and approved April 18, 2011; ordinance 91-03 passed and approved on March 12, 1991; ordinance 2001-06 passed and approved on May 14, 2001; and ordinance dated June 16, 1970 regulating mobile home and recreational vehicle parks and replace those ordinances with this Ordinance to provide more current development and design standards pertaining to manufactured housing and recreational vehicles.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF RICHMOND the following ordinance is hereby adopted.

## Article I. Repeal of Ordinances.

The following ordinances are repealed: Ordinance 2011-05 passed and approved April 18, 2011 ordinance 91-03 passed and approved on March 12, 1991, ordinance 2001-06 passed and approved on May 14, 2001 and ordinance dated June 16, 1970 regulating mobile home and recreational vehicle parks and are replaced with this Ordinance regulating mobile homes, manufactured homes and recreational vehicles.

## Article II. Definitions.

1. **Accessory** shall mean any structural addition to a mobile home/manufactured house including, without limitation, awnings, cabanas, decks, Florida rooms, porches, ramadas, storage cabinets and similar appurtenant structures.
2. **Building Official** shall mean a person(s) appointed by the City Commission, and charged with the authority to administer and enforce this ordinance or code, or their duly authorized and designated representative.
3. **Days** shall, when referencing a period of time, mean calendar days, all days of the month including weekends and holidays.
4. **Business Days** shall be days of the week that the City of Richmond, Texas normally conducts business as approved by the City Commission.
5. **HUD-code manufactured home** shall mean a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one (1) or more sections, which in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on sites three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems, and does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).
6. **Installation** means the permanent construction of the foundation system and the placement of a manufactured home or manufactured home component on the foundation. The term includes supporting, blocking, leveling, securing, anchoring, and properly connecting multiple or expandable sections or components and making minor adjustments.
7. **Mobile home** shall mean a structure that was constructed before June 15, 1976, transportable in one or more sections which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is three hundred twenty (320) feet or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing heating, air conditioning and electrical systems contained therein.
8. **Manufactured housing or manufactured home** shall mean a HUD-code manufactured home or a mobile home and collectively means and refers to both.

9. **Mobile Home Park** shall mean a contiguous development of land under single entity ownership which has been planned and improved for the placement of manufactured homes, upon which two or more manufactured homes are located.
10. **Mobile home subdivision** shall mean a duly recorded subdivision for manufactured homes approved by the City in accordance with all applicable codes, ordinances, laws, rules and regulations.
11. **Skirt** shall mean concealment from view of the under carriage on all sides of a manufactured home. Skirting must be accomplished with metal, vinyl or other material which matches the exterior of the manufactured home and approved by the City.
12. **Solid fence** shall mean any fence constructed of solid wood or other material that has been pre-approved by the building official.
  - a. **Subdivision** shall mean any division of property for which a plat is required to be approved and recorded under the provision of Chapter 42 and Chapter 212 of the Texas Local Government Code. The word subdivision shall mean any division of any tract of land situated within the corporate limits of the City or within the City's extra territorial area of such limits, into two (2) or more parts for the purpose of laying out any subdivision of any tract of land including any addition to the City or for laying out suburban lots or building lots, or any other lots, or to lay out streets, alleys, squares, parks, or other parts or other portions intended for public or for use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts, must have a plat prepared. Subdivision shall include re-subdivision and when in context, shall relate to the process of subdividing or to the land or area subdivided. A division of a tract includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A subdivision, subject to the regulations of this ordinance, shall not include a division of land into parts greater than five (5) acres, where each part has access and no public improvement is being dedicated

### **Article III. City Commission authority and notices.**

#### **Section A. City Commission authority.**

Except as otherwise specified in this chapter, the City Commission for the City of Richmond has power and authority to approve permits and licenses required pursuant to this ordinance. The City Commission shall also have the authority to establish reasonable and necessary administrative rules and regulations to enforce the requirements of this ordinance, such as the place where license and permit applications will be received and the times when inspections will be made.

#### **Section B. Notices and orders.**

At the direction of the City Commission, the City Building Official, or designee shall issue all necessary notices or orders to remove or abate illegal or unsafe conditions and to ensure compliance with all the requirements of this ordinance for the safety, health and general welfare of the public.

## **Section C. Compliance.**

When any person shall be notified by a written notice by the City that any condition may exist or work being done by him as owner, agent, or in any other capacity, is in violation of the provisions of this ordinance, it shall be his duty to abate the violation within the time specified in the written notice. Such time shall not exceed thirty (30) days. In the event legitimate circumstances exist preventing compliance within the specified thirty (30) day period, the building official may extend the compliance time for a period as may be reasonably determined by the building official. The City may provide for immediate compliance when a serious threat to life or substantial damage to property may exist.

## **Section D. Penalty.**

1. Any condition caused or permitted to exist in violation of any of the provisions of this ordinance shall be deemed a public nuisance and may be abated by the City as provided by law.
2. In addition to the remedies as herein provided, the City may at any time seek such injunctive relief and use all legal remedies available to the City as shall be necessary to insure compliance with the terms and provisions of this ordinance.
  - a. A violation of this ordinance is punishable by a fine not exceeding two thousand dollars (\$2,000.00) for violations of a rule, ordinance, or police regulation that governs fire safety, public safety, zoning, and public health and sanitation, including dumping of refuse.
  - b. All other violations shall be punished by a fine not exceeding five hundred dollars (\$500.00), but no penalty shall be more or less than the penalty provided by state law for the same offense.
  - c. Furthermore, each day that a violation continues after due notice has been served shall be deemed a separate offense.
3. In addition to the imposition of the penalties herein described, the Building Official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.
4. Any person, corporation, or partnership who permits, aids, assists or employs another person, corporation or partnership in doing any prohibited act or failing to do any act as shall be required in this ordinance shall be deemed in violation as if such person or corporation had actually committed such act or failed to actually perform such act as herein required. Such person, corporate or partnership, representative need not actually be present at the time of the violation; and a person, corporation or partnership may be deemed in violation whenever the act of permitting, aiding, assisting or employing occurs before or after the violation.

## **Article IV. Prohibition of manufactured homes.**

### **Section A. Manufactured homes prohibited in the City.**

1. It shall be unlawful for any person to place, or maintain a mobile home or manufactured home in any location within the incorporated limits of the City of Richmond, other than in a properly approved and platted mobile home park, or a platted and approved mobile home subdivision that is within the incorporated limits of the City of Richmond or within a properly approved and platted mobile home park or a platted and approved mobile home subdivision that is within the extraterritorial jurisdiction of the City of Richmond.
2. This provision is prospective and shall not apply to any mobile home or manufactured home legally permitted and used, occupied, or re-occupied as a residential dwelling within the City provided that such occupation was lawful and that the continued occupation thereof does not possess a significant danger to the health or safety of persons within the mobile home or to others..
  - a. Re-occupancy. Re-occupancy shall only be allowed in a manufactured home or mobile home that is in compliance with the Texas Manufactured Housing Standards Act as habitable, has a legal title or TDHCA Statement of Ownership and Location Form (S.O.L.) or a valid HUD Label or Texas Seal, has not been altered as defined by the Texas Manufactured Housing Standards Act, and does not pose a significant danger to the health or safety of persons within the mobile home or to others.
3. Any mobile home or manufactured home legally located on a site and occupied as a residential dwelling in the City prior to the passage of this ordinance shall be allowed to remain on the site that it is currently located on, but shall not be moved to another site or replaced with another mobile home or manufactured home under any circumstance, except as provided in Section B.

### **Section B. Exception - replacement of manufactured homes.**

1. A permit may be granted by the City for replacement of a manufactured home, provided that the manufactured home being replaced has been used or occupied continuously as a single-family residential dwelling by the person seeking the permit, and such replacement manufactured home can meet the setback distance requirement.
2. A mobile home, legally occupied as a residential dwelling within the City, constructed prior to June 15, 1976, may be granted a permit for replacement with a HUD-code manufactured home, provided the placement of such replacement manufactured home can meet the setback distance requirement.
3. Application for a replacement permit must be made within one hundred-eighty (180) days of the date the manufactured home being replaced has been vacated.
4. Application for a replacement permit must be made within one hundred-eighty (180) days of the date the manufactured home being replaced has been removed, damaged or destroyed.
5. The approved permit for placement is valid for one hundred-eighty (180) days from the date of issuance and becomes invalid after such time.
6. The manufactured home must be placed on the same site as the manufactured home being replaced that was removed, damaged or destroyed.

7. The manufactured home shall only be replaced with a HUD-code manufactured home, is in compliance with the Texas Manufactured Housing Standards Act, has a legal title or TDHCA Statement of Ownership and Location Form, a valid HUD Label or Texas Seal, has not been altered as defined by the Texas Manufactured Housing Standards Act, and was manufactured in the year 1990 or later.

## **Article V. Hardship permit procedure.**

### **Section A. Hardship permits.**

The City Commission may issue a hardship permit to place a manufactured home on a lot, tract or parcel of land located outside a mobile home park, or mobile home subdivision because of one or more of the following grounds when it is found that there would be serious hardship if a manufactured home could not be placed on the site and there is no permanent housing available that could fulfill the need. The grounds for granting of such a permit include, but are not limited to the following:

1. Illness in the family or of relatives of the applicant
2. Temporary economic hardship that would only be relieved by temporary use of the manufactured home outside a mobile home park or subdivision
3. The applicant shall have the burden of showing the need for a hardship permit by clear and convincing evidence.
4. The permit shall be granted for a period of time necessary to relieve the hardship which would result if no permit were granted; provided, however, such permit shall not be valid for more than one year.

### **Section B. Revocation of hardship permit.**

1. The City Commission shall have the right to revoke a hardship permit on a finding that the facts set forth in the application were untrue or incorrect or that the grounds upon which the issuance of the hardship permit was based are no longer operative.
2. The City Commission shall schedule a revocation hearing. Written notice of the date, time and place thereof shall be mailed to the permittee by certified United States mail, postage prepaid, return receipt requested, addressed to the address set forth on the application. Such notice shall be mailed at least ten (10) days prior to the date of hearing, shall set forth the grounds upon which revocation will be sought in sufficient detail to advise the permittee thereof and shall advise the permittee of his right to be present in person and through counsel to present evidence and cross examine witnesses appearing at such hearing.
3. If the City Commission determines by a majority vote that grounds for revocation exist, it shall order the hardship permit revoked by written decision. A copy thereof shall be furnished the permittee.
4. The decision of the City Commission shall be final.
5. The manufactured home owner shall have thirty (30) days from the date that the Commission determine that the hardship permit shall be revoked to remove the manufactured home from the city. If the owner fails to remove the home, the City may



abatement the manufactured home as a nuisance or utilize all legal remedies available to the City to have the manufactured home removed.

## **Article VI. Placement/Occupancy permit and permit fee.**

### **Section A. Application for a placement/occupancy permit.**

It shall be unlawful for any person to use, occupy or re-occupy in whole or in part any manufactured home which has been placed, replaced or re-occupied within the city until and unless the placement/occupancy permit therefor has been issued, finalized and a Certificate of Occupancy has been issued by the Building Official.

Any person desiring to place or re-occupy a manufactured home in a mobile home park or within a mobile home subdivision, or a person who has been granted a hardship permit from the City or is replacing or re-occupying a mobile home with a HUD-code manufactured home, shall first make application providing the following information to the City:

1. A description of the manufactured home by dimensions, manufacturer and serial or identification number.
2. The name and address of the person having title to the manufactured home and a copy of the title or TDHCA Statement of Ownership and Location Form (S.O.L.).
3. The date of manufacture of the manufactured home.
4. The manufactured home shall only be replaced with a manufactured home that is manufactured in the year 1990 or later.
5. Whether the manufactured home has affixed to it a seal, label, or decal certifying its compliance with standard adopted by State and Federal standards or a seal or label or decal issued by another state certifying its compliance with standards promulgated for mobile home by the United States Department of Housing and Urban Development.
6. If the manufactured home has affixed to it a seal, label or decal as alterations to the manufactured home, the applicant shall certify whether or not there have been any alterations to the manufactured home since the seal, label or decal was affixed.
7. The proposed location of the manufactured home by legal description, plot plan, diagram or other means which is adequate to advise the City of the exact placement and its relationship to property lines and other structures.
  - a. If outside a mobile home subdivision, licensed park, or the park lot is not well defined then:
    - i. A survey of the property must accompany the application.
    - ii. A site plan showing the proposed location shall be submitted with the application
    - iii. Utility locations shall be shown on the site plan.
8. The license number of the manufactured home park operator if the manufactured home is to be placed in a "mobile home park".
9. Any information necessary to determine compliance with any applicable regulations pertaining to flood-prone areas.

10. The utilities to be provided to the manufactured home and the source and availability thereof.
11. A copy of the executed and completed *Notice of Installation (Form T)* shall be submitted to the City Building Official no later than thirty (30) days after installation is complete. Failure to submit this completed form may result in revocation of the placement permit and immediate removal of the manufactured home may be required.
12. Any additional information the City finds will aid them in the enforcement of this ordinance or other laws applicable to manufactured homes.
13. The application shall be signed by the owner of the manufactured home or his agent, and if the manufactured home is to be placed outside a mobile home park, the owner of the land on which the manufactured home is to be located.

#### **Section B. Finalization of placement/occupancy permit.**

Except as otherwise specifically provided in this ordinance, it shall be unlawful for any person to make use of any utility service or to furnish any utility service to any manufactured home which has been placed or replaced within the city until and unless the placement permit therefor has been issued and finalized. A placement permit shall be finalized by the City Commission or designee and occupancy of the manufactured home shall be authorized when:

1. The applicant has obtained all applicable permits and inspections under this ordinance and any building codes adopted by the City, or any applicable state codes.
2. The building official has found that the manufactured home and its placement meet all applicable requirements of the City's ordinances and all state laws which may be enforced by the City.

#### **Section C. Placement inspection and fees.**

Each manufactured home placed within a mobile home park, mobile home subdivision, authorized to be replaced, or placed pursuant to a hardship permit shall be inspected by the building official to determine that its placement is in accordance with the provisions of this ordinance.

1. Fees shall be established by Resolution by the City of Richmond, City Commission.

#### **Section D. Occupancy Requirements and Maintenance.**

1. Use and occupancy is limited to single-family residential only.
2. Manufactured housing is habitable only if there is no defect or deterioration in or damage to the home that creates a dangerous situation; the plumbing, heating, and electrical systems are in safe working order; the walls, floor, and roof are free from a substantial opening that was not designed, are structurally sound, and all exterior doors and windows are in place and operate properly.
3. Alterations and additions shall not be made to manufactured homes which are not approved by HUD and/or TDHCA Standards/Rules and no person shall repair or otherwise alter a used manufactured home or replace a component or system of a used manufactured home in a way that makes the home not habitable.
4. Shall be skirted with material approved by the City.

5. All manufactured housing must have adequate tie downs and properly maintained as required by federal, and state statute, and regulations pertaining to manufactured housing.
6. The areas under a manufactured home shall not be used for storage.
7. Grounds, buildings, and structures in and around manufactured homes shall be maintained free of accumulations of debris, over-growth of brush, weeds and grass, and be free from breeding places for flies, mosquitoes, rodent harborage, and other pests.
8. No person shall keep, store or allow any junk vehicle to remain on or near the premises of a manufactured home.
9. Maintain safe and sanitary utility connections.
10. Adequate, safe and potable supply of water shall properly maintained and be provided from the public water supply system as approved by the City.
11. Sewer lines and connection must be properly maintained and comply with the City Water and Wastewater Code.
12. All manufactured homes shall have and maintain adequate access upon and/or to a street or driveway.
13. All manufactured homes shall have and maintain adequate off-street parking.
14. A building permit application along with plan submittal is required for all structures to be constructed or placed in conjunction with a manufactured home.
15. Accessory structures may not be allowed outside the building lines.
16. Accessory structures shall not obstruct required openings for light and ventilation of the manufactured home and shall not prevent inspection of manufactured home equipment and utility connections.
17. Electrical circuits supplying the accessory structure shall be independent of the circuit supplying the manufactured home.
18. All electrical installations and the connection of all manufactured homes, manufactured home equipment, and accessory buildings in a mobile home park and a mobile home subdivision shall comply with the applicable provisions of the City Electrical Code, City Fire Code, and the Electrical Transmission Utility.
19. The Electric meter-can shall be permanently labeled with the correct address of the lot.
20. Natural Gas, as provided by the Public Utility Provider, shall be the required source of fuel for building services and appliances. The use of fuel oil, liquid propane, liquefied petroleum gas, butane, or other alternative fuels shall not be allowed for use to serve or supply building systems or appliances.
  - a. Exception: This shall not apply to listed portable devices normally used on the exterior of buildings. The Building/Fire Official shall have the authority to approve such use in cases so deemed necessary.
21. Gas equipment and installation serving manufactured housing shall be designed and constructed in accordance with the City Plumbing and Fuel Gas Codes, the appropriate provisions of the City Fire Code, and the standards adopted by reference in those codes.

22. The gas meter shall be permanently labeled with the correct address of the lot.
23. Each manufactured home shall have the correct address displayed on the street side of the mobile home where it can be easily and clearly seen from the center of the street.
24. Minimum: Approved smoke alarms shall be installed inside each bedroom and outside each sleeping area.
25. Minimum: Approved carbon monoxide alarm(s) shall be installed outside each sleeping area.
26. All exits from the home shall be required to have an approved method of egress and be properly maintained at all times.

## **Article VII. Mobile home park standards.**

### **Section A. Mobile home park development and design standards.**

A mobile home park may be located upon any property in the City provided:

1. That the City's Subdivision Ordinance pertaining to platting and applicable building standards shall be complied with. In addition, the mobile home park shall comply with all of the City's applicable building and design regulations, codes and regulations for all utilities, roads, open space, water and sewer, electrical and gas.
2. That the use and occupancy is limited to single-family residential only and no part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park and the required manufactured home park office. The office shall keep copies of all records pertaining to the management and supervision of the park, as well as all rules and regulations of the park, and such records, rules and regulations shall be available for inspection by the building official whose duties necessitate acquisition of the information contained therein.
3. The site is a contiguous development of land containing at least 2.0 acres of land and there shall be a maximum of eight (8) mobile homes per acre.
4. Designations clearly showing:
  - a. Each lot designed for recreational vehicles;
  - b. Each lot designed for dependent recreational vehicles;
  - c. Each lot designed for self-contained recreational vehicles not connected to the park's utilities; and
  - d. Each lot designed for manufactured homes, specifically not including recreational vehicles.
5. Contain at least 300 square feet of Open Space for each Mobile Home, with at least 150 square feet being located on each Mobile Home Space;
6. Not contain any Structure with a height of more than 35 feet;
7. Mobile Home Parks must have at least one recreation area. When playground space is provided, it must be so designated and must be protected from traffic, thoroughfares and parking areas;

8. Walks.
  - a. All manufactured home parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.
  - b. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of five (5) feet.
  - c. All manufactured home lots shall be connected to common walks, or to streets, or to driveways, or to parking spaces. Such individual walks shall have a minimum width of four (4) feet.
9. Have a minimum of three (3) off-street parking spaces per mobile home, at least two (2) of which must be provided on each mobile home lot;
10. No valid and applicable deed restrictions or other land use restrictions prohibit the development or use of the site as a mobile home park;
11. Soil conditions, ground water level, drainage and topography do not constitute hazards to the residents health or safety;
12. The site is not to be exposed to objectionable smoke, dust, noise, odors, or other adverse influences;
13. The use of the site, as proposed, is not in any Area of Special Flood Hazard;
14. It is unlawful for any person to construct, alter, or extend any Mobile Home Park within the City without first obtaining a valid building permit issued by the building official.
15. A permit will not be issued for construction or occupancy of a permanent dwelling in any mobile home park except that one existing residential structure may be retained or one new residential structure may be constructed for the occupancy of the owner or operator of the park and an existing dwelling may be converted to a clubhouse, community center or service building for use by the residents of the mobile home park.
16. The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
17. It shall be the responsibility of the manufactured home owner to provide adequate tie-downs of the manufactured home. It shall be the responsibility of the manufactured home park licensee or his agent to assure the lot shall not heave, shift, or settle unevenly, under the weight of the manufactured home due to inadequate design or drainage.
  - a. Each mobile home lot space shall:
  - b. Contain at least 4,000 square feet;
  - c. Be at least thirty-five (35) feet wide at the front lot line.
18. A mobile home shall be harbored on each lot so that:
  - a. There shall be a minimum clearance of twenty-five (25) feet from front of lot line.
  - b. There shall be minimum twenty-one (21) feet side clearance between each mobile home.

- c. There shall be a minimum clearance of twelve (12) feet from rear of lot line.
  - d. There shall be at least thirty (30) feet clearance between mobile home and any building within the park or from any property line bounding the park, except, storage building.
19. All mobile home lots shall abut upon a street or driveway and shall meet the following requirements:
- a. A minimum of 60 feet wide dedicated street right-of-way width.
  - b. Entrance and collector streets shall be at least thirty-six (36) feet wide, back of curb, to back of curb.
  - c. All other streets or driveways shall be at least thirty-two (32) feet wide, back of curb, to back of curb.
20. Abut upon an internal street designed to permit movement of mobile homes to and from each space.
21. All streets or driveways shall be well marked and lighted at night with street lights.
22. All streets shall be in accordance with the City of Richmond's current design standards and any additional standards required in this ordinance.
23. The following fencing shall be required for a mobile home park:
- a. A solid fence which is constructed of solid material that has been pre-approved by the building official and such fence must completely surround the perimeter of the mobile home park except the entrance of the mobile home park.
  - b. Shall be constructed for security and/or screening purposes.
  - c. Shall be constructed of Masonry, concrete, wrought iron or tubular metal.
  - d. Shall be set back a minimum of 6 feet from the front property lines and a minimum of 3 feet from all other property lines.
  - e. Shall be at least six (6) feet but no more than eight (8) feet high.
24. All manufactured homes shall be skirted with material and color that matches the exterior of the manufactured home.
25. Water Distribution system for mobile home parks and mobile home subdivisions.
- a. Adequate, safe and potable supply of water shall be provided from the public water supply system as approved by the City.
  - b. The distance between fire hydrants located along the private street shall not exceed three hundred (300) feet to ensure adequate fire protection.
  - c. Water mains, if installed parallel to sewer lines, shall be separated by at least ten feet horizontally from any sanitary sewer, storm sewer or sewer manhole, unless alternate methods of installation are approved.
  - d. Individual water riser pipes shall be located within the area of the manufactured home lot and approximately 30 feet from the front of such lot.

- e. Water riser pipes shall extend at least four inches above ground elevation. The pipe diameter shall be at least  $\frac{3}{4}$  inch and may not be plastic or PVC. The water outlet shall be securely capped when a manufactured home does not occupy the lot.
  - f. Adequate provisions shall be made to protect piping from physical damage and to prevent freezing of service lines, valves and riser pipes. Surface drainage shall be diverted from the location of the riser pipes.
  - g. A shutoff valve located at a sufficient depth to prevent freezing or otherwise protected from freezing shall be provided for the water riser pipe on each manufactured home lot.
26. Individual sewer connections for mobile home parks and mobile home subdivisions.
- a. Sewer lines and connection must comply with the City Water and Wastewater Code.
  - b. Each manufactured home lot shall be provided with a four-inch diameter sewer riser pipe. The sewer riser pipe shall be located within the area of the manufactured home lot, and approximately 40 feet from the front of such lot.
  - c. All materials used for sewer connections shall be as prescribed and approved in the Plumbing Code and the City Wastewater Code.
  - d. Provisions shall be made for securely sealing the sewer riser pipe when a manufactured home does not occupy the site. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches above ground elevation.
  - e. All sewer lines of the mobile home park and mobile home subdivision must be connected to a public sewer
27. Accessory structures shall not be used as complete independent living units with permanent provisions for sleeping, cooking and sanitation.
- a. Accessory structures shall be erected, constructed or occupied on a manufactured home park lot as directed by the management of the manufactured home park. Construction Code requirements must be adhered to.
  - b. A building permit application along with plan submittal is required for all structures to be constructed or placed on a manufactured home park lot with approval of the City Building Official before the permit may be issued and construction or placement may proceed.
  - c. Accessory structures shall be designed in a manner that will enhance the appearance of the manufactured home park;
  - d. Accessory structures shall not obstruct emergency or firefighting access.
  - e. Accessory structures may not be allowed outside the building lines.
  - f. Accessory structures shall not obstruct required openings for light and ventilation of the manufactured home and shall not prevent inspection of manufactured home equipment and utility connections;
  - g. Construction and electrical installations, unless otherwise specified shall comply with requirements provided for herein; and
  - h. Electrical circuits supplying the accessory structure shall be independent of the circuit supplying the manufactured home.

28. All electrical installations and the connection of all manufactured homes, manufactured home equipment, and accessory buildings in a mobile home park and a mobile home subdivision shall comply with the applicable provisions of the City Electrical Code, City Fire Code, and the Electrical Transmission Utility.
- a. The meter pole shall be installed such that it provides sufficient height for at least twelve (12) feet of clearance for the electrical drops, be securely buried at least four (4) feet deep, and have at least a five (5) inch diameter top. Poles shall be of material that adequately resists decay.
  - b. The meter-can shall be permanently labeled with the correct address of the lot.
  - c. The main electrical panel shall be properly sized to match the manufactured home currently in use or to be placed on the lot. If the power requirement of the manufactured home is not known a main electrical panel shall be sized to be at least 200-amp. There shall be a single main disconnect on the meter pole.
29. Natural Gas, as provided by the Public Utility Provider, shall be the required source of fuel for building services and appliances. The use of fuel oil, liquid propane, liquefied petroleum gas, butane, or other alternative fuels shall not be allowed for use to serve or supply building systems or appliances.
- a. Exception: This shall not apply to listed portable devices normally used on the exterior of buildings or may be allowed in approved industrial applications. The Building Official shall have the authority to approve such use in cases so deemed necessary.
  - b. Gas equipment and installation within a mobile home park and a mobile home subdivision shall be designed and constructed in accordance with the City Plumbing and Fuel Gas Codes, the appropriate provisions of the City Fire Code, and the standards adopted by reference in those codes.
  - c. A readily accessible and identified shutoff valve controlling the flow of the gas to the entire gas piping system shall be installed near to the point of connection to the service piping.
  - d. Each manufactured home site shall have an approved gas shutoff valve installed upstream of the manufactured home site gas outlet and located on the outlet riser at a height of not less than four inches above grade. Such valve shall not be located under any manufactured home. Whenever the manufactured home site outlet is not in use, the outlet shall be equipped with an approved cap or plug to prevent accidental discharge of gas.
  - e. Each manufactured home shall be connected to the manufactured home site outlet by an approved  $\frac{3}{4}$  inch manufactured home connector not more than six feet in length.
  - f. All gas outlet risers, regulators, meters, valves or other exposed equipment shall be protected from mechanical damage by vehicles or other causes.
  - g. The manufactured home gas connection shall be installed at the edge of the manufactured home lot.
  - h. The meter shall be permanently labeled with the correct address of the lot.



30. A mobile/manufactured home park constructed prior to the effective date hereof, or prior to the annexation of land on which the mobile/manufactured home park is located, may continue to be used as a mobile/manufactured home park although not constructed in accordance with the provisions of this ordinance if:
- a. The mobile/manufactured home park meets all other requirements of law which were applicable at the time of its construction as a mobile/manufactured home park; and
  - b. The mobile/manufactured home park contains no conditions which constitute a threat to the health and safety of its residents or the public in general.
  - c. The mobile/manufactured home park meets all other applicable requirements of law and is not deemed by the building official to be a hazard to the health, safety and well-being of the citizens, residents and inhabitants the city.
  - d. Any additions, alterations and repairs to existing nonconforming parks are required to meet the requirements of this ordinance unless otherwise directed by the building official.
  - e. A mobile/manufactured home park that was constructed before the effective date hereof, or before annexation by the City, may not be enlarged so as to expand the number of lots therein.

## **Article VIII. License for a mobile home park.**

### **Section A. Licenses.**

1. It shall be unlawful for any person to maintain or operate within the incorporated limits of the City, any mobile home park unless such person holds a valid license issued annually by the City in the name of such person for the specific mobile home park.
2. All fees due must be paid in full and become delinquent after 30 days. Licenses that are delinquent are considered to be automatically suspended in accordance with Section D of this Article.
3. The annual license fees for such mobile home park shall be established by Resolution by the City of Richmond, City Commission.
4. Each person, entity or association maintaining or operating a mobile home park when this ordinance took effect shall have until on or before 2:00 p.m. February 1, 2012 to make application for the license and pay all fees due as required by this ordinance. Failure to make application and pay all fees within the prescribed time may subject such person, entity or association to the penalties described in this ordinance.

### **Section B. Transfer of license.**

Every person holding a license shall give notice in writing to the City within twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of any interest in, or control of any mobile home park. Such notice shall include the name, and address of the person succeeding to the ownership, or control of, such mobile home park. Upon application in writing for transfer of license and deposit transfer fee, the license may be transferred if the mobile home park is in compliance with all applicable provisions of this ordinance. Such transferee shall be entitled to operate the mobile home park for a period of thirty (30) days, but if he shall not have

within said period of time made application for a mobile home license, then his right to operate such park shall terminate upon the expiration of the thirty-day period. If such license terminates upon the aforesaid basis, the occupants of the mobile home park shall be given a thirty-day (30) notice to remove their mobile home from the premises and failure to do so within such period of time shall constitute a violation under this chapter.

### **Section C. Application for license.**

1. Application for original licenses shall be in writing, signed by the applicant and shall contain the following: the name, date of birth, home address, complete contact information, and business address of the applicant, the location and legal description of the mobile home park, plans and specifications of the park as required by this ordinance, and any information that may be required by the City so that the City can determine whether the park meets all applicable laws and ordinances. Such application shall be accompanied by the payment of the annual license fees.
2. Application for annual renewal of licenses shall be made in writing by the holders of the license, shall be accompanied by payment of the annual license fee and shall contain any change in the information submitted since the latest license was issued.

### **Section D. Revocation or suspension.**

1. Any mobile home park license under the provisions of this ordinance may be suspended or revoked by the Building Official after due notice to the holder of such license for any one or more of the following reasons:
  - a. Operating the facilities in a manner contrary to the plans, specifications and/or plat on file with the Building Official; or
  - b. Operating the facility in violation of the rules, regulations, ordinances, including applicable fees, or laws of the City, the State of Texas, or the United States.
  - c. The building official's decision to suspend a license shall be final.
2. Where a license has been suspended, the same may be reinstated for the remaining period of the time for which it was originally issued after the cause for suspension has been corrected and upon the payment of applicable reinstatement fee.
3. Failure to correct the cause for suspension within the time specified by the Building Official shall be cause for the Building Official to revoke said license.

### **Section E. Appeals for revocation of a license.**

1. The holder of a revoked license may request a hearing before the City Commission. The holder shall request a hearing in writing within fifteen (15) days of receiving notice of the license revocation from the Building Official. The City shall, within thirty (30) days' of receiving the holders request for a hearing, hold a hearing thereon. The City must provide the holder with notice of the time, date and location of the hearing no less than ten (10) days prior to the hearing. The City Commission's decision to revoke a mobile home park operator's license shall be final.

### **Section F. Posting of License.**

The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.

## **Article IX. Mobile home park rules and regulations.**

### **Section A. Rules and regulations for mobile home park.**

1. It shall be the duty of the owner, his agent, representative or manager to prescribe rules and regulations for the management of the park; to make adequate provisions for the enforcement of such rules; and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. Copies of all such rules and regulations shall be furnished to the City Secretary. In addition thereto, it shall be the duty of the owner, his agent, representative or manager to comply strictly with the following:
  - a. Provide for regular inspection of all public and private utilities
  - b. Provide for all collection and removal of garbage and other waste material
  - c. Prohibit the placing or storage of unsightly material or vehicles of any kind.
  - d. All sewer taps not in use shall be capped
  - e. Provide and maintain safe and sanitary public and private utility connections to each mobile home lot.
  - f. The mobile home park owner shall provide contact information that is accessible at all times to each resident, for emergencies and repairs to the park.
  - g. Maintain a neat, clean, sanitary, and safe park.
  - h. Insure that each mobile home is so placed on the lot in such a manner that the full length of the frame can be firmly blocked to the concrete footings or concrete runners.
  - i. Each mobile home lot shall be assigned a number and this number shall be displayed on the street side of the mobile home where it must be easily and clearly seen from the center of the street.
  - j. Provide or demand that all mobile homes have approved skirts within 30 days after being placed.
  - k. Ensure that the areas under a manufactured home are not used for storage.
2. The licensee shall maintain or ensure that an agent maintains a register showing:
  - a. The names of persons staying or residing in the park showing the mobile home lot on which they are staying or residing.
  - b. The serial number of each mobile home
  - c. The date each mobile home is placed in the park and the date it is removed from the park
  - d. The date each recreational vehicle is placed in the park and the date it is removed from the park
3. The registers shall be available inside the park for inspection at all reasonable times, and at any time in the case of an emergency, to persons designated. Registers shall be retained for three years.

## **Article X. Construction and installation.**

### **Section A. Additional construction.**

It shall be unlawful for any person operating a mobile home park or occupying a manufactured home to construct or permit to be constructed any additional structure, building or shelter in connection with or attached to a manufactured home, except, however, awnings of canvas or metal, suitably constructed, may be attached to such manufactured home.

### **Section B. Installation.**

1. The installation of manufactured housing shall comply with the standards and requirements of the Texas Manufactured Housing Code.
2. ONLY A LICENSED INSTALLER may install a manufactured home. The installer who actually installs the home must also provide a warranty.
3. A Manufactured Home shall not be installed on a site that has evidence of water ponding, runoff under heavy rains, and/or bare uncompacted soil.
4. A copy of the executed and completed *Notice of Installation (Form T)* shall be submitted to the City Building Official no later than thirty (30) days after installation is complete. Failure to submit this completed form may result in revocation of the placement permit and immediate removal of the manufactured home may be required.
5. All manufactured housing must have adequate tie downs as required by federal, and state statute, and regulations pertaining to manufactured housing.
6. Manufactured housing shall be placed on piers and footings meeting the following requirements:
  - a. Piers and footings shall be installed directly under the mainframe or chassis of the mobile home. They shall be located under both frame rails. Piers shall be spaced so that the center of no pier is farther than ten (10) feet from the center of the next one.
  - b. All footings shall be of solid concrete type construction, at least sixteen (16) inches in width, and four (4) inches in height. All grass and organic material shall be removed from beneath the footing and the pier footing shall be placed on stable soil.
  - c. Piers shall be constructed of standard eight inch by eight-inch solid concrete type construction blocks. Treated wood blocks and shims used for leveling shall be no more than 4 inches in total overall thickness per pier, and wood blocks shall be at least seven and one fourth (7 1/4) inches wide and fifteen (15) inches long.
  - d. Piers similar to those described above such as adjustable screw anchor columns may be used if they are attached to both the frame rail and to a concrete pad at least four (4) inches thick.

## **Article XI. Responsibility of licensee and resident of a mobile home park.**

### **Section A. Responsibility of licensee or agent.**

1. The person to whom a license for a mobile home park is issued shall provide adequate supervision to maintain the park in compliance with this chapter and to keep its facilities and equipment in good repair and in clean sanitary condition.

2. The licensee shall notify or have an agent notify the community residents of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.
3. The licensee shall supervise or have an agent supervise the placement of each mobile home on its lot which includes securing its stability and installing all utility connections. Where permits are required, they shall refuse to allow connections that are in violation hereof or require permits.

**Section B. Responsibility of the resident.**

1. The resident shall comply with all applicable requirements of this Code and shall maintain his mobile home site, its facilities and equipment in good repair and in clean sanitary condition.
2. The resident shall be responsible for proper placement of his mobile home on its mobile home lot and proper installation of all utility connections in accordance with the instructions of the management. The resident shall obtain all city licenses and permits where required.

**Article XII. Maintaining grounds and buildings in a mobile home park.**

**Section A. Insect and rodent control.**

1. Grounds, buildings and structures shall be maintained free from insect and rodent harborage and infestation.
2. The community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
3. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground and areas under a manufactured home may not be used for storage of any kind.
4. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Open areas shall be maintained free of heavy undergrowth of any description.
5. No person shall keep, store or allow any junk vehicle to remain on the premises of a mobile home.

**Article XIII. Minimum acreage and setbacks for mobile home subdivision.**

**Section A. Mobile home subdivision.**

A mobile home/manufactured home subdivision within the incorporated limits of the City and/or within the extraterritorial limits of the City will not be approved unless the following requirements are complied with:

1. A mobile home subdivision shall contain a minimum of ten (10) acres of land.
2. Each home shall be a minimum of 1600 square feet.
3. Each home shall be placed parallel to the front street.
4. Each lot shall be a minimum of 6,000 sq. ft.
5. Each lot shall have a setback of twenty-five (25) feet on the front building line.

6. There shall be a minimum of fifteen (15) feet side and rear clearance from any property line for the placement of a manufactured home.
7. All mobile home subdivisions shall comply with the City's Subdivision Ordinance pertaining to platting and building standards. In addition, the mobile home subdivision shall comply with all of the City's building and design regulations, codes and regulations for all utilities, roads, driveways, parking spaces, open space, water and sewer, electrical and gas.
8. In accordance with the City of Richmond Flood Plain Ordinance the Flood Plain Administrator for the City of Richmond shall set minimum slab elevations for each subdivision through the recommendation of the City of Richmond Engineer as based on the most recent flood plain information available.
9. For plats not inside the City Limits and not subject to the Flood Plain Administrator for the City of Richmond, the Flood Plain Administrator for Fort Bend County shall set minimum slab elevations for each subdivision through the recommendation of the Fort Bend County Drainage District Engineer as based on the most recent flood plain information available.

## **Article XIV. Recreational Vehicles**

### **Section A. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**Camping trailer** means a portable unit mounted on wheels and constructed of collapsible partial side walls, which fold for towing by another vehicle and unfold to provide temporary living quarters for recreational, camping or trailer use.

**Motor home** means a vehicular unit designed to provide temporary living quarters for recreational, camping or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle.

**Recreational vehicle** means a unit which contains facilities for either sleeping or temporary living quarters, or both, and which has its own motive power or is designed to be mounted on or towed by another motor vehicle. The term "recreational vehicle" shall include but not be limited to a motor home, truck camper, travel trailer and camping trailer; provided, however, a recreational vehicle shall not include a boat, a mobile home or modular home.

**Travel trailer** means a vehicular, portable structure on a permanent chassis designed by the manufacturer to be towed by another vehicle.

**Truck camper** means a portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor and sides to be loaded onto and unloaded from the bed of a truck.

### **Section B. Motor home, truck campers, etc., inside of parks.**

A motor home, a truck camper or a travel trailer may be placed in a mobile home park or a recreational vehicle park for a period of time not to exceed 180 days within any consecutive 12-month period, and may be used for sleeping and living purposes during the time that it is so placed in the park if:

1. It is self-contained.

2. It has a minimum of 120 square feet of floor space.
3. The park in which it is placed is licensed by the city as a recreational vehicle park.
4. It is placed on a lot in the park which was shown on the park's application and approved by the city for use of the specific type of recreational vehicle being placed thereon.

**Section C. Placement and license and license fees.**

It shall be unlawful for any person to permit, allow or suffer the placement, use or occupancy of a recreational vehicle on any property under his ownership or control unless such placement, use or occupancy is specifically authorized by this article and owner has made application for a park license in accordance with “**Article VIII. License for a mobile home park**” and paid the required fee as established by Resolution by the City of Richmond, City Commission. A license is valid for one year and must be renewed yearly from the date of issuance.

**Section D. Location.**

A recreational vehicle park may be located within the City, provided:

1. The City’s Subdivision Ordinance pertaining to platting and applicable building standards shall be complied with. In addition, the recreational vehicle park shall comply with all of the City’s applicable building and design regulations, codes and regulations for all utilities, roads, open space, water and sewer, electrical and gas.
2. The site is a contiguous development of land comprised of a maximum of three (3) acres and a minimum of one (1) acre;
3. There shall be a maximum of ten (10) recreation vehicles per acre;
4. No valid and applicable deed restrictions or other land use restrictions prohibit the development or use of the site as a recreational vehicle park;
5. Soil conditions, groundwater level, drainage and topography do not constitute hazards to the residents health or safety;
6. The site is not to be exposed to objectionable smoke, dust, noise, odors, or other adverse influences;
7. The use of the site, as proposed, is not in any flood hazard area;
8. The location of the site is in compliance with the requirements of this article.

**Section E. Requirements and principles.**

The recreational vehicle park shall conform to the following requirements:

1. The park shall be located on a well-drained site, properly graded to rapid drainage and freedom from stagnant pools of water.
2. Each lot shall:
  - a. Consist of a minimum of 1250 square feet a minimum of 25 feet wide by 50 feet long.
  - b. There shall be at least 10 feet clearance between each RV and any building within the park or from any property line bounding the park, except storage building.

3. All RV lots shall abut upon a street or driveway and shall comply with the standards required for mobile home park and in accordance with the current design standards adopted by the City of Richmond for streets, driveways, parking spaces, street lighting.
4. All utilities shall be installed underground if available.
5. There shall be a twenty-five (25) feet building line around the perimeter of the outside of the park.
6. The park must be completely surrounded by a solid fence which is constructed of solid material that has been pre-approved by the building official and be at least six feet, but no more than eight feet in height with the exception of the entrance to the park.

**Section F. Duties of owners or licensees.**

1. It shall be the duty of the owner, his agent, representative or manager to prescribe rules and regulations for the management of the park; to make adequate provisions for the enforcement of such rules; and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. Copies of all such rules and regulations shall be furnished to the city secretary. In addition thereto, it shall be the duty of the owner, his agent, representative or manager to comply strictly with the following:
  - a. Provide for regular inspection of all public and private utilities.
  - b. Provide for all collection and removal of garbage and other waste material.
  - c. All refuse and garbage handling must be in accordance with the applicable city ordinance. One centralized container may be utilized but it must be of sufficient size to handle all trash and garbage generated within the park without having to be emptied more than twice per week.
  - d. Prohibit the placing or storage of unsightly material or vehicles of any kind.
  - e. Cap all sewer taps not in use.
  - f. Provide and maintain safe and sanitary public and private utility connections to each RV lot.
  - g. Maintain a neat, clean, sanitary and safe park.
  - h. Assign each RV a number that shall be displayed on the street side of the RV.
  - i. A register shall be maintained and available for inspection and retained for 3 years showing the following:
    - i. The names of persons staying or residing in the park and which lot they are located on;
    - ii. The license plate number of each RV;
    - iii. The date the RV is placed in the park and the date it is removed.
2. All buildings, walkways, and other structures in the park shall meet the standards for accessibility by the handicapped established by the applicable city, state, and federal regulations.
3. The illumination of all common access routes, driveways, internal streets, off-street parking areas, and service buildings within a recreational vehicle park shall meet the reasonable



requirements of the building official to insure adequate visibility within such areas at night by park residents and guests and public safety personnel who might be called to the park at night.

**Section G. Same--Resident.**

1. The resident shall comply with all applicable requirements of this Code and shall maintain his RV site, its facilities and equipment in good repair and in clean sanitary condition.
2. The resident shall be responsible for proper placement of his RV on its site and proper installation of all utility connections in accordance with the instructions of the management. The resident shall obtain all city licenses and permits where required.

**Section H. Water, sanitary sewer, electrical and gas supply.**

1. All RV's are to be individually and properly connected to an approved water, sanitary sewer, gas and electrical system, and properly terminate.
2. Each space shall be equipped for electricity, water and sewer hook-up. Each sewage hook-up must have a P-trap (4) installed below grade. Each electrical hook-up must be of the "female" plug in type. Each water hook-up must be through the hose bibb with vacuum breakers installed.

**Section I. Fuel and Fire Safety.**

1. In recreational vehicle parks in which gasoline, fuel, oil, or other flammable liquids are stored and/or dispensed, their handling and storage shall comply with the provisions of the Standard Fire Prevention Code.
2. Bottled gas shall not be used at individual RV lots unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place.
3. Approaches to all recreational vehicle spaces shall be kept clear at all times for access by firefighting equipment. The recreational vehicle park shall provide an adequate water supply for fire department operations.
4. All fireplaces, wood burning stoves and other forms of outdoor cooking shall be also located, constructed, maintained and used as to minimize fire hazards and smoke nuisance. No open fire shall be permitted in the park.

**Section J. Additional construction.**

It shall be unlawful for any person operating a recreational vehicle park to construct or permit to be constructed any additional structure, building or shelter in connection with or attached to a recreational vehicle, except, however, awnings of canvas or metal, suitably constructed, may be attached to such mobile home.

**Section K. Insect and rodent control.**

1. Grounds, buildings and structures shall be maintained free from insect and rodent's harborage and infestation.
2. The community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

3. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground.
4. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insect. Open areas shall be maintained free of heavy under growth of any description.
5. No person shall keep, store or allow any motor vehicle to remain on the premises of an RV park if such motor vehicle is incapable of being operated under its own power.

**Section L.     Parking or storage outside parks.**

1. A recreational vehicle may be parked or stored outside a recreational vehicle park so long as occupancy does not exceed seven (7) days in any consecutive six-month period, and no utilities are connected to the recreational vehicle and the vehicle is not parked on or extending over public property unless parked on the street in full compliance with the laws of the city.
2. A recreational vehicle parked or stored on private property shall be set back a minimum of 25 feet from the front property line, inside any existing building lines, at least five (5) feet from side and rear property lines, and may not be on any easement or right-of-way.

**Article XV. Conflict with other ordinances.**

**Section A.     Severability.**

If any section or part of any section or paragraph of this ordinance is declared invalid or unconstitutional for any reason, it shall not be held to invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

**Section B.     Conflict with other ordinances**

All ordinances or parts inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

# CITY OF RICHMOND

## RESOLUTION NO. 08-2011

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS, APPROVING A FEE SCHEDULE FOR THE PLACEMENT, INSPECTIONS, AND OCCUPANCY OF MANUFACTURED HOMES, LICENSING AND INSPECTING MOBILE HOME PARKS, INSPECTION, AND RE-INSPECTIONS, AND ESTABLISHING AN EFFECTIVE DATE.

**WHEREAS**, the City Commission has directed the City Manager and staff to conduct cost studies, from time to time, of various fees and charges of the City of Richmond, Texas, and submit recommendations to the City Commission for review and creation of said fees and charges, as needed; and

**WHEREAS**, the requirement to obtain permits, licenses, and inspections creates a need to evaluate and establish fees for the following ordinance(s):

**COR ORD. 2011-10.** An ordinance regulating mobile home parks, mobile homes, manufactured homes, and recreational vehicles.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS, that**

**Section 1:** That the fee schedule herein is hereby approved.

<del>Manufactured Home Placement Permit Application Fee, non-refundable</del>	<del>\$ 50.00</del>
<del>Placement Inspection Fees, per Section of Manufactured Home, one re-inspection</del>	<del>\$ 100.00</del>
<del>Occupancy or Re-Occupancy Permit Application Fee, non-refundable.</del>	<del>\$ 10.00</del>
<del>Re-Inspection Fees</del>	<del>\$ 25.00</del>
<del>Recreational Vehicle Placement Permit Application Fee, non-refundable</del>	<del>\$ 25.00</del>
New Park, Application Fee, non-refundable	\$ 500.00
New Park, First Year License Fee, per space	\$ 25.00
Annual Park Renewal Application/Registration Fee	\$ 25.00
Park Renewal Annual Fee, per space	\$ 20.00
Park Inspections Fee 1-4 per year, w/ License	\$ N/C
Park Inspections Fee, Re-Inspections, Each	\$ 25.00



This ordinance shall become effective upon its approval and passage.

PASSED by a majority vote of the members of the City Commission this  
18<sup>th</sup> day of July, 2011.

APPROVED:

Hilmar G. Moore  
HILMAR G. MOORE, Mayor

ATTEST:

Mona Matak  
City Secretary, Mona Matak

APPROVED AS TO FORM:

Lora Lenzsch  
Lora Lenzsch, Attorney at Law

**Section 2:** That this Resolution be effective immediately and shall supersede all previous fee schedules set forth for mobile homes, manufactured homes, mobile home parks, and recreational vehicles.

PASSED by a majority vote of the members of the City Commission this  
18<sup>th</sup> day of July, 2011.

APPROVED:

Hilmar G. Moore  
Hilmar G. Moore, Mayor

Attest:

Mona Matak  
Mona Matak, City Secretary

APPROVED AS TO FORM:

Lora Lenzsch  
Lora Lenzsch, Attorney at Law

